

### 3 Bedroom House for Sale in Xylofagou, Larnaca District

Detached, 3- Bedroom Corner House for Sale in Xylofagou Village, Larnaca. Xylofagou has amenities such as schools, supermarkets, banks, pharmacies, restaurants etc. The house is situated in a quiet residential area just 2.7 km from the sea and has very good accessibility due to its proximity to the motorway.



Double storey villa for sale the village of Xylofagou. The ground floor consists of an open plan kitchen, living, dining area and guest wc. The first floor consists of a main bathroom, 3 bedrooms, master bedroom is en suite (shower) and with veranda access. Externally, the house enjoys covered veranda, garden, and covered parking. Option for private pool also available. The ho...

#### Property Info

Covered Area **130**  
Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **252**  
Pool **Yes**  
Parking **Covered, Yes**

#### Additional info

Reference Number **53203**  
Property type **House**  
Condition **Brand New**  
Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Xylofagou  
**Coordinates:** **34.983100981522 / 33.845552653219**

Region: **Larnaca**

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 269.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€295 000 on Oct 1, 2025







